

**Clark County 78th Street/WSU Property Concept Planning
Sounding Board Meeting #1
August 7, 2008
Summary Notes**

Sounding Board members in attendance: Bud VanCleve, NE Hazel Dell Neighborhood/NACCC; Rob Freed, Clark County Historic Preservation Commission; Blair Wolfley, WSU Extension; Doug Ballou, NACCC; Nancy Funk, Master Gardener Foundation; Bruce Prengruber, Clark County Food System Council; Jim Youde, Clark County Food Bank; Doug Stienbarger, WSU Clark County Extension; Derek Chisholm, Parametrix; Florence Wager, Parks and Recreation Commission; Sunrise O'Mahoney, Vancouver Food Co-op; Pete Dubois, Clark County Sustainability; and Ila Stanek, Hazel Dell/Salmon Creek Business Association/West Hazel Dell Neighborhood Association.

Consultant staff present: Jeanne Lawson and Adrienne DeDona, JLA.

Clark County staff present: Mark McCauley, General Services Director, Bill Barron, Clark County Administrator, and Marc Boldt, Clark County Commissioner.

Members of the public: Kalen Palmer, Master Gardener Foundation; Fran Hammond, Master Gardener Foundation; and Brad Lothspich, Team 99.

Agenda Overview & Introductions:

Commissioner Marc Boldt welcomed everyone to the meeting and gave a brief overview of the project.

Jeanne Lawson kicked off the meeting with an overview of the agenda and a quick round of introductions:

- Mark McCauley - Clark County General Services Director. He has been managing the process to create the most recent concept plan and will be working with the Sounding Board to develop a final draft concept.
- Ila Stanek – West Hazel Dell Neighborhood. She has a long history with the property beginning from her childhood picking berries at the property. She hopes to develop a space that can be used by the community.
- Florence Wager - Parks and Recreation Commission and avid gardener. She believes the garden is a soulful, healthy and economical place.
- Rob Freed – Recently finished his term with the Historic Preservation Commission. He has an interest in preserving the buildings on the site.
- Nancy Funk – Master Gardener. Has had a presence on the site for many years with the Master Gardener program. They have been raising money to support community agriculture in the area. They have green house space on the property currently and would like to maintain that.
- Bud VanCleve – President of the NE Hazel Dell Neighborhood Association. The property is in the heart of the neighborhood. Has been involved in a protective manner in the past.
- Derek Chisholm – Has worked in the area on sustainability, planning and historic preservation.

- Sunrise O'Mahoney – Vancouver Food Co-op. She is excited about the potential the property as a resource to the community. She previously worked on the site with Carol Miles during the agricultural research program.
- Bruce Prengruber – Clark County Food System Council. He works with the community around food safety, security and distribution. He is interested in developing a future opportunity for the site involving the Food Systems Council.
- Pete Dubois – Clark County Sustainability Program. He works with some of the Clark County Solid Waste Programs that may have a presence on the site, such as the Naturally Beautiful Backyards and the Master Composters. He is also hosting a 72 hour permaculture course at the property for interested members.
- Blair Wolfley – WSU Extension. He is the official manager of the research station and has administrative responsibility for 11 offices in the southwest portion of the state. He has been the site manager for about 6 or 7 years. He believes the current draft concept is the best opportunity that has been considered for the site. Blair thinks it could be a regional attraction.
- Doug Ballou – NE Hazel Dell Neighborhood and NACCC. Lives 4 blocks from the site. He is a graduate of the WSU Agriculture program and is an avid gardener. He started organic gardening over 20 years ago. He is interested in the project because it is a key part of the area. Preserving the property would be preserving something unique. He is very pleased with the new concept.
- Doug Stienbarger – Heads the Clark County WSU Extension program. He is interested in the project because their offices may move to the 78th Street site at some point. Doug believes this opportunity is unique because it is near the urban area; and could ultimately become a national model.
- Jim Youde – Clark County Food Bank. He is excited about the opportunity to collaborate on a concept for the site.
- Sharon Kenoski – Resident of 68th Street. She would love to walk the trail on the property. Sharon is a nurse practitioner and believes in creating walkable, healthy communities.
- Bill Barron – Clark County Administrator. He picked up the project from the ashes following the last process.
- Brad Lothspich – Team 99. Helped turn the last plan into ashes. He thinks this plan is on the right path.
- Kalen Palmer, Master Gardener Foundation. Has a concern about hungry citizens.
- Fran Hammond, Master Gardener Foundation.

Stakeholder Interview Summary Report:

Adrienne DeDona provided the group with the attached summary of the stakeholder interviews and gave an overview of the highlights and reoccurring themes that were heard.

Adrienne also discussed the group's charge and advisory role in relationship to the public, the project management team and the Board of County Commissioners as portrayed in the attached organizational chart.

Group discussion:

- Question: How did the County come up with this concept plan?

- Answer: Through negotiations with WSU about the deed, they determined that operations could continue without WSU ownership.
- Comment: How many people participate in programs like the Naturally Beautiful Backyards and the Master Composters vs. how many there are in Clark County? This is 80 acres that should be used for the greater public use. Wants to see more public space. There are no community centers within the neighborhood. Would really like to see a place where kids drive by with their parents and say, “I want to go there.”

Group Protocols:

Jeanne Lawson reviewed the protocols with the group. The group discussed the following items as related to the protocols:

- The Sounding Board Membership will be shared with the group prior to the next meeting.
- The Sounding Board Members names and affiliations will be listed on the County’s website. Contact information will be excluded.
- The meeting frequency will be once per month and will likely continue for approximately 5 to 6 meetings until a draft concept is developed.
- The protocols will be changed to reflect that alternates will be allowed when a member of the sounding board cannot attend a scheduled meeting.
- The decision-making role of the sounding board is fairly loose because they are beginning with a discussion draft concept plan. The Management Team will be forming decisions related to the property concept plan that will go forward. The Sounding Board will be providing input to the decision team. Their recommendations will be jointly presented to the Board of Clark County Commissioners and WSU.
- The deed transfer proscribes for a joint decision by Clark County and WSU. The agreement will be annually renegotiated between WSU and Clark County.
- WSU’s interest in the site is to align with the concepts and principles that have been determined for the site. They want to ensure that the community’s needs are met related to sustainability.
- WSU’s extension offices will move to the 78th Street Site within the next three years.
- The Food Systems Council would like to come up with a vision for the property. This will be something that will be discussed at this group.
- The charge of the management team is to communicate back and forth between the Sounding Board and the technical advisory team to develop a concept for this property.
- The compatibility of uses at the site will be one of the major obstacles as the group moves forward.

Project History:

Mark McCauley provided the group with a brief overview of the project’s history beginning with the public input received during the last concept planning process for the property. The County heard what the public was saying and stopped the process. When Mark was brought in to manage the new concept plan, he familiarized himself with the previous process. Together with WSU, the County developed the

guiding principles and developed the draft concept plan based on the feedback that was heard from the public through the last process.

The guiding principles that have been established for the project are:

Purpose:

In considering future options for the use of the 78th Street Property, the county is committed to first and foremost preserving the property's agricultural heritage and honoring its history as a poor farm by establishing uses that fairly and equitably benefit the community.

Principles:

To achieve the county's purpose for the site, the following principles will guide decisions.

- Celebrate our agricultural heritage
- Showcase and promote sustainable agricultural practices
 - Secure, local, seasonal, organic, biodynamic farming, and permaculture
- Support agricultural research
- Enhance community wellness and inspire community learning
- Promote community volunteerism

While working on the draft concept plan, Mark visited several other similar sites in the area:

- Sunrise Farms, Olympic Peninsula
- Mother Earth Farms
- 21 Acre Farms

Group Discussion:

- Comment: The way to get kids excited is to let them get their hands dirty. They should be able to go to the site and bring some produce home. Would really like to see community gardens on the site.
- Answer: The community gardens concept has been one of the strongest elements through all of the conversations about use of the property.
- Comment: The Marshall Center Community Gardens are a good example.
- Question: Will there be access from Hazel Dell Park?
- Answer: Access and connectivity to the park will be something to discuss at future meetings.
- Question: Is there a possibility to have a store on the site to grow and sell food through a 1920s style produce stand?
- Question: Would like to explore the possibility of a local farmers market. Would need to supply drinks, etc. Need some degree of security.

The guiding principles will be driving the concept planning development process. All the possible ideas will need to fit within the parameters of the guiding principles. The principles are Clark County's interpretation of how the site will be used.

- The group suggested adding, "celebrate and interpret Clark County and WSU's presence at the site."
- Someone also suggested adding something that reflecting having a sound fiscal policy for the site. It will take a lot of resources to manage the site and the County should be conscientious of costs. Volunteer resources should be considered whenever possible.
- The lease revenues to user groups will off-set management costs.
- There is a farm manager position within WSU's budget for the site.

- Clark County's 2009 budget includes a request for a WSU faculty person to be dedicated to the site.
- Clark County is currently looking for someone to hire to help schedule activities at the site. There are already opportunities to partner with the Clark County Historical Society to display historical farm equipment for public events.
- LSW Architects are working on a rendering for a pull-out storefront for the existing building to potentially be used as a produce stand. They are volunteering their time for this.
- The group requested that the 'research' element of the guiding principles be defined.
- The group would like to consider adding commercial farming to the sustainable agricultural practices principle in order to mentor new farmers.
- The guiding principles will be refined and discussed for consideration and feedback by the group at the next meeting.

Draft Concept Plan:

Mark reviewed the existing draft concept plan that was developed by the County based on the feedback that was heard from the public during the last process and to be used as a discussion concept for this group and the public to move forward with a final concept plan for the site.

- Clark County has a desire to renovate the existing main building and explore the possibility of locating a restaurant within the facility. This will be very costly.
- The Clark County Food Bank has expressed a desire to move to the property and build a permanent location (they currently lease their existing facility). This building would be a joint use facility including the Clark County Food Bank, WSU Extension offices, community classrooms and a commercial kitchen. Clark County currently pays \$60,000 annually to Battle Ground School District to lease the property for the WSU Clark County Extension offices. This funding could help offset the costs at the 78th Street site.
- The commercial kitchen and community classroom space could provide demonstrations on how to prepare meals from fresh produce grown at the site.
- When the Clark County Commissioners were in Washington DC they brought copies of the concept plan. All of the local legislators showed an interest in the concept plan – more so than the transportation improvements.
- Clark College has expressed an interest in conducting culinary classes at the site.
- The wetland channel/ditch would be enhanced in order to become viable and serve some type of function. Other wetlands on the site will be enhanced as well.
- The solar panels and composting gas plant may be removed from consideration due to costs and feasibility. There may be an option to get solar panels through a WSU student project where the panels will be built, then donated to the site for community learning. The composting gas plant was proposed to generate energy for small vehicles to be used on the site.
- The Clark Public Utilities well will stay and will continue to require a 100 foot buffer.
- The viewpoint concept will need to be refined, but it's an important aspect to preserve. The view of the three mountains is stunning.
- The 5 acres identified for 'reforestation' could extend Hazel Dell Park area and trail to get people excited and into the area (access point at this area is desired by the committee). A desire to leave the vista view open was expressed by the group.

Wooden Silo from barn at 72nd Avenue and 119th Street:

Mark explained that Clark County has a grant for \$10,000 to relocate the historically significant wooden silo currently located at 72nd Avenue and 119th Street. He requested the group's input on whether or not to move the silo to the 78th Street/WSU property by the end of the year. A determination would be made at a later date regarding the permanent location for the silo on the site (consideration for protection of the silo would also be considered). Mark also requested input from the group regarding whether or not to pay \$24,000 to a contractor to deconstruct and salvage the wood from the exterior barn. The group used a thumb exercise to determine the following:

- The silo should be moved to the 78th Street/WSU property by the end of the year. The group would discuss a permanent location for the silo within the concept planning process at a later date.
- The barn should not be deconstructed for the cost of \$24,000.

Site Naming Brainstorming Exercise:

The group brainstormed a list of potential names to be considered for the site. More ideas would be generated at the next meeting prior to making a final selection. The ideas generated by the group were:

- Central Park
- Sustainability Center
- Center for Community Agriculture
- The Farm
- Clark County Fresh
- Fresh Farm
- Farm Fresh
- Central Farm
- Pure Farm
- Heritage Farm
- Garden Park

The group was tasked with discussing the naming ideas with their affiliated group's to get additional feedback and ideas.

Public Comment:

None.

Meeting Adjourned:

The meeting was adjourned at approximately 8 p.m.

The next Sounding Board Meeting is scheduled for September 11, 2008 from 6 to 8 p.m. at the 78th Street/WSU Property site. There will be an optional site tour of the property at 5 p.m. for those who would like to tour the property. Agenda items to discuss at the next meeting are:

- Refinement of the guiding principles

- Narrow the list of possible names for the site
- Further discussion of the draft concept plan